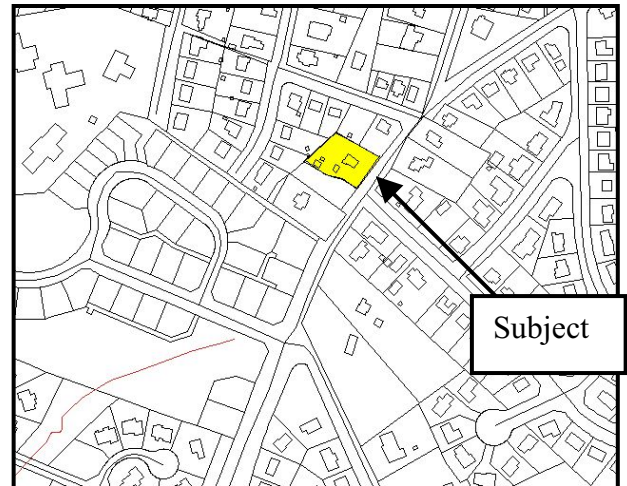


**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**May 20, 2004
MEETING NO. 06-2004**

APPLICATION: HDC04-00301
DATE FILED: April 29, 2004
**APPLICANT/
OWNER:** Robert & Judith Spalding
307 Great Falls Road
Rockville, MD 20850



PROPERTY DESCRIPTION:

The subject property is the Bingham-Brewer House. It was built in 1821, and is associated with many prominent Rockville citizens. It is listed in the National Register of Historic Places (NR).

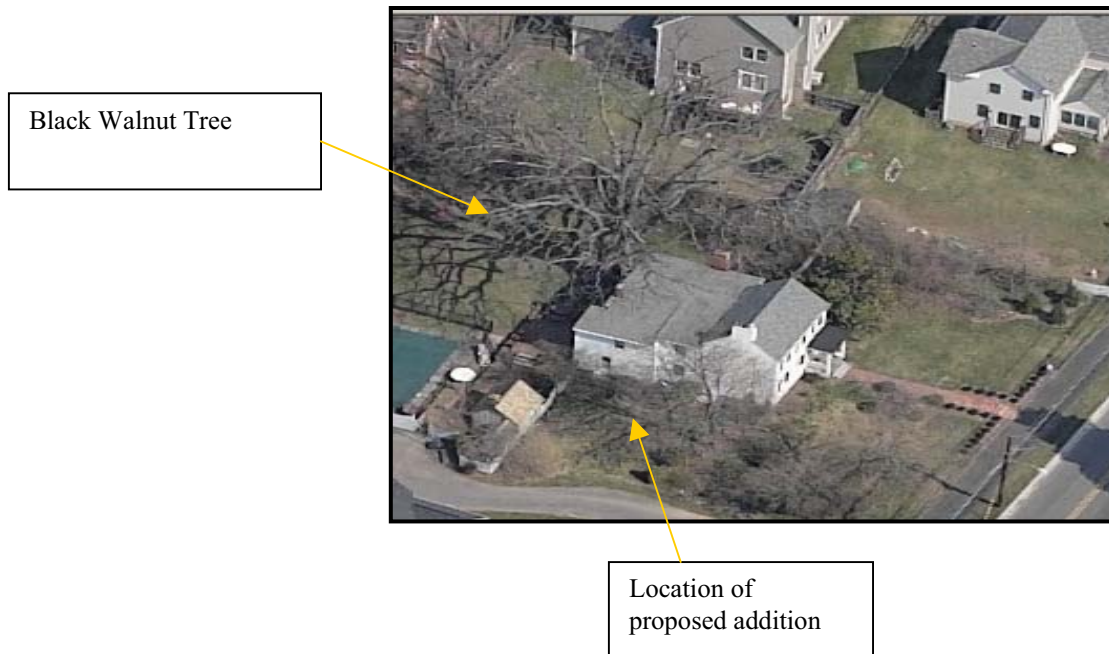
This property is not a locally designated site, and the applicant is not required to obtain prior approval from the HDC for proposed changes and alterations to the exterior of the property.

Nevertheless, the applicant values the knowledge and expertise of the HDC, and requests a Courtesy Review to have the benefit of the HDC comments regarding the massing and design of the proposed new addition.

The applicant has taken advantage of State tax credits in the past, qualifying in the State program because of the NR listing. They plan to consult with the Maryland Historical Trust (MHT) on this project, and receive tax credit assistance for qualifying work. They understand that the state program requires consultation and approval of the proposal before the construction work begins.



REQUEST: The Applicant requests a Courtesy Review with the HDC.



1. *Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

This is an early residential complex in Rockville. Site includes the 1821 house, with three distinct 19th century rear additions; an outhouse; and a smokehouse.

2. *The relationship of the proposed alterations to the remainder of the entire structure and to the surrounding area.*

The property has approximately 117' of road frontage along Great Falls Road. The south side yard is spacious, and the addition would be set 16' back from the front edge of the house.

3. *The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

The proposal maintains the essential form of the complex, with its multiple additions, while adding gable roof forms that will perform better in terms of environmental loads (wind, snow, walnuts).

4. *To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

May 20, 2004

The roof ridge lines of the new work will be no higher than the original front portion of the house, maintaining its prominence on the site.